

# 8-400 MF-M Multi-Family Medium Density Zoning Checklist

Check the following to determine zoning compliance

PROPERTY ADDRESS \_\_\_\_\_

PROPERTY OWNER NAME \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

ZONING DISTRICT

8-400 MF-M Multi-Family Residential District - Medium Density

The Multi-Family Residential District - Medium Density District - MF-M District - This district is intended to be composed of mostly apartment buildings in a medium density setting, including the smallest size apartment buildings (duplexes and triplexes) and those of larger sizes within a range up to that which will not exceed the maximum allowable number of dwelling units.

Permitted uses include: Apartment type, attached dwelling units, medium density / Cluster housing, single family, attached

Non-Residential Uses and Home Occupations as designated in 8-100

6-950 More restrictive uses shall be permitted in less restrictive use districts, subject to the limitations imposed elsewhere in this Ordinance

COMPLIES WITH USE CHART

YES \_\_\_\_\_ NO \_\_\_\_\_

AREA REGULATIONS

	SIZE OF YARDS/SETBACKS	REQUIRED	ACTUAL	REQUIRED	ACTUAL
<input type="checkbox"/> YARD ADJACENT TO STREETS	SIZE OF YARDS/SETBACKS	REQUIRED	ACTUAL	<input type="checkbox"/> MINIMUM DWELLING UNIT SIZE	REQUIRED
	YARD ADJACENT TO STREETS	30'	_____		1 bedroom = 750 sq ft living area
<input type="checkbox"/> SIDE YARD	SIDE YARD	15'	_____		each additional bedroom + additional 150 sq ft living area
<input type="checkbox"/> REAR YARD	REAR YARD	15'	_____		_____
<input type="checkbox"/> SIZE OF LOTS:	SIZE OF LOTS:			<input type="checkbox"/> MAXIMUM HEIGHT	REQUIRED
	Minimum Lot Size	1 acre	_____		2 1/2 stories
<input type="checkbox"/> Minimum Lot Width	Minimum Lot Width	100'	_____	<input type="checkbox"/> MINIMUM LANDSCAPE AREA	REQUIRED
<input type="checkbox"/> Minimum Lot Depth	Minimum Lot Depth	100'	_____		15% of lot excluding paved areas
				<input type="checkbox"/> MINIMUM MASONRY COVERAGE	REQUIRED
					50% vertical wall (unless conforming to the majority of buildings in the area)
<input type="checkbox"/> MAXIMUM DENSITY	MAXIMUM DENSITY	16 dwelling units per acre	_____	<input type="checkbox"/> ACCESSORY BUILDING SIDE & BACK YARD SETBACKS	5'

OTHER REGULATIONS

Buildings containing dwelling units fronting on a place or court and facing other such buildings shall be separated by not less than sixty feet (60').

All buildings shall be so arranged to maintain a ten-foot (10') separation between all structures.

6-900 & 8-200 PARKING REGULATIONS

<input type="checkbox"/> At least 2 spaces on same site as the use it serves
<input type="checkbox"/> Concrete, asphaltic concrete or other improved surface
<input type="checkbox"/> Concrete curb and gutter
<input type="checkbox"/> Minimum 9' width and 20' depth
<input type="checkbox"/> In all Residential Districts no parking space, garage or carport, or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except panel and pickup trucks not exceeding 1 ton capacity
<input type="checkbox"/> No parking space shall occupy any part of the required front yard of a non-residential use in a residential district
<input type="checkbox"/> Off-street parking regulations for uses other than residential are contained in Appendix D

6-500 PERMITTED OBSTRUCTIONS IN REQUIRED YARD AND OPEN SPACES

IN ALL YARDS

<input type="checkbox"/> Open terraces not over 4' above the average level of the adjoining ground but not including a permanently roofed-over terrace or porch, awnings and canopies.
<input type="checkbox"/> Steps 4' or less above grade which are necessary to provide access to a permitted building, or for access to a building lot from a street or alley.
<input type="checkbox"/> Chimneys projecting 24" or less into the yard but not occupying more than 2% of the required yard area.

IN FRONT YARDS

<input type="checkbox"/> One-story bay windows, balconies and over hanging eaves or gutters, none of which shall project more than 4' into a required yard.
<input type="checkbox"/> Trees having single trunks shall be permitted when lower branches are pruned to a height of 7' above said grade to prevent obstruction to traffic.
<input type="checkbox"/> Decorative fences and/or shrubs 2' or less in height.

IN SIDE YARDS

<input type="checkbox"/> Bay windows, overhanging eaves or gutters projecting 2' or less into a required yard, but in no case shall such eaves or gutters be closer than 3' from the side lot line.
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IN REAR YARDS

<input type="checkbox"/> Detached off-street parking structures; open off-street parking spaces; tool rooms; and, similar buildings or structures for domestic or agricultural storage, balconies, breezeways and open unroofed porches, one story bay windows and overhanging eaves or gutters. All such permitted obstructions shall be a minimum of 5' from all property lines.
<input type="checkbox"/> Obstruction to view that may constitute traffic hazard shall not be permitted. On corners or on street curves of more than 60 degrees, when doubt may exist regarding sight obstructions, the approval of the Traffic Engineer shall be required. All costs related to obtaining approval of a Traffic Engineer shall be borne by the property owner and/or applicant. No obstructions of any kind shall be placed within 20' of any corner or street curves of more than 60 degrees.

Additional regulations may apply, including non-residential uses and home occupations uses, accessory building regulations, landscaping regulations, etc...

This checklist is provided as a convenience for Zoning compliance. Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....

For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THESE STATEMENTS AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.